

**SMITH LARSEN & WIXOM**

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Attorneys for Defendant  
U.S. Bank National Association,  
As Indenture Trustee of Towd Point  
Mortgage Trust 2017-FRE1

**UNITED STATES DISTRICT COURT**

**DISTRICT OF NEVADA**

SATICOY BAY LLC SERIES 7073  
SEABIRDS PLACE, a Nevada series  
limited liability company,

Plaintiff,

vs.

TOWD POINT MORTGAGE TRUST  
2017-FRE1, U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE, a national banking association;  
DOE individuals I thought XX; and ROE  
CORPORATIONS I through XX,

Defendants.

Case No: 2:21-cv-00559-APG-DJA

**STIPULATION AND ORDER FOR  
DISMISSAL, WITH PREJUDICE**

Plaintiff Saticoy Bay LLC Series 7073 Seabirds Place (“Saticoy”) and Defendant U.S. Bank National Association, As Indenture Trustee of Towd Point Mortgage Trust 2017-FRE1 (“U.S. Bank”) (collectively, the “Parties”), by and through their respective counsel of record, hereby stipulate and agree, as follows:

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1. As the Parties have resolved all of the claims and disputes asserted in the above-entitled action (including those claims which could have been asserted in this action) concerning the property at issue in this case, this case shall be dismissed, **with prejudice**, with each party to bear its own attorneys' fees and costs; and,
2. This Stipulation and Order is the result of a compromise resolution of this action and shall not constitute or be construed as an admission of the facts or legal conclusions at issue in this action; and,
3. Nothing herein shall prevent any of the parties from recording a copy of this Stipulation and Order with the Clark County, Nevada Recorder.

Dated this 17<sup>th</sup> day of February, 2022.

SMITH LARSEN & WIXOM

/s/ Kent F. Larsen

Kent F. Larsen, Esq.  
 Nevada Bar No. 3463  
 1935 Village Center Circle  
 Las Vegas, Nevada 89134  
 Attorneys for Defendant  
 U.S. Bank National Association,  
 As Indenture Trustee of Towd Point  
 Mortgage Trust 2017-FRE1

Dated this 17<sup>th</sup> day of February, 2022.

ROGER P. CROTEAU & ASSOCIATES, LTD

/s/ Christopher L. Benner

Roger P. Croteau, Esq.  
 Nevada Bar No. 4958  
 Christopher L. Benner, Esq.  
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 Attorneys for Plaintiff  
 Saticoy Bay Series 7073 Seabirds Place

**ORDER**

IT IS SO ORDERED.

  
 UNITED STATES DISTRICT JUDGE

DATE: February 21, 2022